



HAWAII LABORERS-EMPLOYERS COOPERATION AND EDUCATION TRUST

650 Iwilei Road, Suite 285 · Honolulu, HI 96817 · Phone: 808-845-3238 · Fax: 808-845-8300

February 1, 2022

To: **The Hawaii Community Development Authority**

Re: **Testimony in Strong Support of Gentry Kalaeloa LLC, Ka`ulu Residential Community**
For HCDA Hearing on February 2, 2022 at 9:00 am

Aloha Honorable HCDA Chair, Board Members, Director Neupane, and HCDA staff,

The **Hawaii Laborers & Employers Cooperation and Education Trust Fund** (Hawaii LECET) is a labor + management partnership established in 1992 between the 5,000 statewide members of the Hawaii Laborers Union and over 250 construction contractor members of the General Contractors Association and the Building Industry Association. The Laborers International is the largest construction trade union in the country, and Hawaii LECET is part of a network of 38 labor-management LECET Funds in North America.

Hawaii LECET strongly supports Gentry Kalaeloa LLC's Ka`ulu project, which will provide 389 new, environmentally sustainable homes to local families, including 87 reserved homes at below market rates, or 22% of the total number of homes. The current median home on Oahu is selling for \$1,050,000, and likely rising in the years ahead. Yet Gentry chose to build and price 100% of their project for much lower than what the housing market could bear.

Gentry's Ka`ulu project is **fully compliant** with the approved Kalaeloa Master Plan, the Kalaeloa Rules, and compatible with the Kalaeloa CDD. Ka`ulu will bring hundreds of much needed homes for local families, as well as ample recreational and open green space for the area and community. Any delay will simply result in less affordable homes for everyone.

For over five decades, Gentry Homes has been one of Hawaii's best local builders, providing over 14,000 residential homes and over two million square feet of commercial and industrial projects throughout the state of Hawaii. Gentry has been building in Hawaii for more than 35 years, including for the Department of Hawaiian Home Lands. Thank you for this opportunity to offer our strong support, and we ask for your timely approval.

Mahalo,

**Hawaii Laborers & Employers Cooperation
and Education Trust Fund**